



LAKE COUNTY

DEPARTMENT OF
GROWTH MANAGEMENT
Planning & Community Design Division

8/15/2007

CARNAHAN, PROCTOR, CROSS, INC.
1035 SEMORAN BOULEVARD BUILDING 2, SUITE 1027
WINTER PARK, FL 32792-

Re: Project No. 2007050011, Application No. 949

Description: CHRIS' LANDING
27 SINGLE FAMILY LOTS - PHASE I

Dear CARNAHAN, PROCTOR, CROSS, INC.:

Your Preliminary Plat application has been reviewed by the Development Review Staff. Review comments are attached. All comments must be satisfied by the applicant prior to receiving a staff approval or being placed on a Public Hearing agenda.

Please respond to comments in the following manner:

1. **Submit fifteen (15) legible, signed and sealed sets of plans. (19 sets if within Clermont JPA)**
 - Revised sheets shall have revision dates in the title block.
 - Plan revisions must be either circled or their location indicated in the written response letter.
2. **Provide a written response to all comments.**
3. **All plans shall provide a space five (5) inches by six (6) inches on the front page of each set of submittals to be used for the County approval stamp.**
4. **Plan revisions submitted thirty (30) days after the DRS meeting will result in a \$100 Plan Revision fee.**
5. **When all requested information has been received, it will be circulated to the DRS staff for review.**

The Development Review Staff will then review revised plans and responses to comments for compliance with the appropriate Land Development Regulations and Comprehensive Plan. This review will be completed within fifteen (15) days of receipt of all required information and you will be notified of the results of the review.

Should you have any questions, please do not hesitate to contact our office.

Sincerely,

Development Review
Division of Planning and Community Design
(352) 343-9640 or (352) 343-9739

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Board of County Commissioners • www.lakecountyfl.gov

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District 2

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District 3

LINDA STEWART
District 4

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District 5

PLANNING & COMMUNITY DESIGN

Rejection Comments

Item: COMPLETED APPLICATION

Remarks: 1st Comments - 8/09/07 - Karen Ginsberg

Please submit a new application noting all three (3) Alternate Key numbers.

Question 15 (a) & (b) of the application do not correspond. The phases should combine to equal the total site acreage.

Application refers to dry boat storage and related support facilities. Please remove from Phase I application if the commercial development (according to submitted plan) is intended for Phase II.

Development is not in compliance with Ord#54-91 and LDR 4.03.01 (a)(6) due to phasing. An amendment to the Ordinance will be necessary.

Item: PRELIMINARY PLAT MEETING REQUIREMENTS OF LDR 14.07.03 & 14.07.04

Remarks: 1st Comments - 8/09/07 - Karen Ginsberg

Please place all wetlands/buffers within a conservation easement and identify as a separate tract.

Place note on Cover Sheet stating "a dedicated conservation easement on the wetlands shall be recorded PRIOR to final plat approval by Lake County".

Please provide table showing impervious surface/open space. Conservation area/wetlands shall not be included in the overall area used for this calculation.

Note location of 100-year flood plain.

All "WMA" areas should be placed in dedicated tracts.

Cannot place road in utility easement. Approved PUD plan shows park/road where current northeastern utility easement is. Please reevaluate.

It is unclear how 19.70 acres was generated as the basis for density calculations. Please clarify.

Per LDR 14.07.04, provided a statement that the earthwork as proposed will balance on-site, and, if not balanced, a summary of quantities being added or removed from the site. Earthwork removed from the site Shall not exceed the requirements of Section 6.06.00, Land Development Regulations.

Item: LANDSCAPE PLAN MEETING REQUIREMENTS OF LDR 9.01.00

Remarks: 8/06/07 2nd Review Grant Wenrick

- 1) Approval to plant street trees within the ROW may be needed from Public Works. Please contact Ross Pluta, Senior Engineer at 352-483-9000
- 2) The street trees that are shown at the 1st intersection in the development west of Lake Minneola Shores Road appear to crowd the vehicular visibility. Please consider deleting or moving the 4 trees that create this condition. (Two trees on each side of the intersection) Please consider deleting or moving the two trees at the western intersection for the same visibility issue.
- 3) Please call out a buffer "B" surrounding the property to screen the proposed residential use from the adjacent properties. The buffer B will NOT be required on the north side adjacent to the existing wetland. Existing trees that meet the minimum required size (2" Caliper x 8' Height) may be used as landscape screening material. Please show an example of the type of landscape material that will be used in the buffer per 100 linear feet.
During the next Construction plan submittal, please give quantity of landscape material to be used for each property line of buffer.
- 4) Please submit a tree removal plan during the next construction plan submittal if removing 4" caliper DBH or larger trees.

Item: THIS PROJECT IS CONSISTENT WITH THE FUTURE LAND USE ELEMENT AND ALL OTHER PROVISIONS OF THE COMPREHENSIVE PLAN

Remarks: 1st Comments - 8/09/07 - Karen Ginsberg

Eastern portion of site is within the Employment Center over-lay of the Future Land Use Map. The residential portion on the site plan within this over-lay district is not compliant. Please provide documentation approved at time of PUD designation - if any - stating that project was/is protected from future comprehensive planning amendments. If no such documentation exists, then Site Plan will need to be adjusted according to the current Comprehensive Plan.

Informational Comments

Item: ENVIRONMENTAL ASSESSMENT

Remarks: 1st Comments - 8/09/07 - Karen Ginsberg

Gopher Tortoise mitigation plan/permit will be required prior to Construction Plan Approval.

Review Status: REJECT

PUBLIC WORKS DEPT. - ROSS PLUTA (352) 483-9041

Rejection Comments

Item: INTERNAL TRAFFIC CIRCULATION

Remarks: Please provide a paved Cul-de-sac at the north side of proposed Street B with a radius of at least 40 ft or meet fire department requirement which ever is greater.

Item: DESIGN FOR SCHOOL BUSES

Remarks: A Cul-de-sac will be required at the end of Street B.

Item: RETENTION POND DESIGN/GRADING

Remarks: Please show proposed retention pond cross section details.

Item: MASTER SUBDIVISION GRADING / TYPICAL LOT GRADING

Remarks: The drainage and grading plan must show proposed contours. The proposed retention pond areas need to be identify on plans along with identifying ponds as wet or dry. A cross section will be needed showing existing elevation and proposed pond elevations.

Informational Comments

Item: DRIVEWAY PERMIT (STATE AND/OR COUNTY)

Remarks: Please submit driveway permit application to Lake County Public Works after the construction plans are approved.

Item: OFF-SITE ROAD IMPROVEMENTS (SCHOOL BUSES)

Remarks: Turn lanes may be required

Item: 100 - YEAR FLOOD

Remarks: Okay per note on the cover sheet of plans.

Item: RIGHT-OF-WAY REQUIREMENTS; NOLAN-DOLAN TEST -

Remarks: August 3, 2007

The revised plat plans shows the additional right of way required per the Dolan test. No further R/W comments.

July 30, 2007

Site fronts CR 561 (#1733) (aka) Lake Minneola Shores w/ 33 feet from centerline (66' total) of recorded right of way. Classified as a Revised Urban Collector requiring 50 feet

from centerline. Dolan test requested.

All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Dolan Test Results

Traffic Safety concerns: Check sight distance, Turn lanes may be required

Stormwater Concerns: Swale drainage must be provided and maintained for Lake Minneola Shores Road

Comments: Require 40 ft from centerline

(Right of way comments remain the same. See Dolan evaluation attached for additional concerns.)

Item: ALL EXISTING EASEMENTS AND RIGHT-OF-WAYS SHALL BE VACATED PRIOR TO FINAL PLAT APPROVAL.

Remarks: All existing easements identified in a title opinion should be shown on the final plat. Any easements lying within additional required right of way will require subordination or release.

Review Status: REJECT

FIRE - BRIAN HAWTHORNE (352) 343-9653 EXT. 5788

Rejection Comments

Item: OTHER REQUIREMENTS FOR FIRE PROTECTION

Remarks: 1st review BDH Rejected 8-7-07

The application indicates there is commercial development as part of this project. Is the commercial development in Phase 2?

The plans indicate 6" water lines for hydrants. The system is not adequately looped back to the main line. 8" minimum lines are required for dead end lines and commercial development.

Informational Comments

Item:
Remarks:

Review Status: REJECT

HEALTH DEPT. - MARCELO BLANCO (352) 253-6130

Rejection Comments

Item: WASTEWATER DISPOSAL

Remarks: 07/31/07 - Non-availability letter provided, however, the cover sheet states that sewer service will be provided through the City of Groveland and the site plan shows a lift-station. Permitting of a "dry-line" sewer system requires coordinating with both DEP and the DOH, contact Mr. Paul Butler at the DOH for further details. -MJB-

Item: UNOBSTRUCTED AREA FOR SEPTIC & WELL

Remarks: 07/31/07 - Label water retention areas to show whether these were engineered to be normally-dry or normally-wet. This will affect the required septic system setbacks. Maintain setbacks to surface water and wetlands per 64E-6FAC and Lake County LDRs. -MJB-

Item: SURROUNDING FEATURES (WELL ETC.)

Remarks: 07/31/07 - Show neighboring wells and septic systems within 100-feet of your property lines. The 7 oaks neighborhood has an existing Limited-Use well, locate this well and show a 100-foot radius to ensure septic systems will not encroach on the required setback to this well. -MJB-

Informational Comments

Item:
Remarks:

Review Status: REJECT

ENV. PROGRAMS - SCOTT CATASUS (352) 343-3776

Rejection Comments

Item: WATER RESOURCE MANAGEMENT IS REQUESTING ADDITIONAL INFORMATION FOR THE FOLLOWING ITEMS:

Remarks: 08/06/2007 SC

Preliminary plat notes on page 2 of 4 anticipates mitigation of the wetlands encroachment. An environmental resource permit from the Water Management district is required prior to County approval of preliminary plat.

Informational Comments

Item:

Remarks:

Review Status: REJECT

PUBLIC SAFETY - LAURA NICHOLS (352) 343-9487

Rejection Comments

Item: STREET NAME(S)

Remarks: 8/7/07-2nd review-Road name have not been received. LJJ

Informational Comments

Item:

Remarks:

Review Status: REJECT

CONCURRENCY - DEVELOPMENT REVIEW

Rejection Comments

Item: PARKS & RECREATION APPROVAL (RESIDENTIAL ONLY)

Remarks: 8/3/2007 - pending - processing paperwork/jsm.

Informational Comments

Item:

Remarks:

Review Status: REJECT

